

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97	-99	GRAFTON ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	LEARY MARIA & JAMES P & DANIEL		
Owner 2:	TRS 2013 MARIA LEARY FAM TRUST		
Owner 3:			
Street 1:	99 GRAFTON ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	D ANGELO LUIGI/JOANNE -		
Owner 2:	TRS/97-99 GRAFTON ST TRUST -		
Street 1:	37 LOCKLAND RD		
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry	
Postal:	01890		

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2494 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	549,600	4,900	454,800	1,009,300
Total Card	0.114	549,600	4,900	454,800	1,009,300
Total Parcel	0.114	549,600	4,900	454,800	1,009,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		404.63	/Parcel: 404.63

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	549,600	4900	4,950.	454,800	1,009,300		Year end	12/23/2021
2021	104	FV	524,500	4900	4,950.	454,800	984,200		Year End Roll	12/10/2020
2020	104	FV	524,800	4900	4,950.	454,800	984,500	984,500	Year End Roll	12/18/2019
2019	104	FV	392,000	4900	4,950.	483,200	880,100	880,100	Year End Roll	1/3/2019
2018	104	FV	392,000	4900	4,950.	352,500	749,400	749,400	Year End Roll	12/20/2017
2017	104	FV	367,600	4900	4,950.	307,000	679,500	679,500	Year End Roll	1/3/2017
2016	104	FV	367,600	4900	4,950.	261,500	634,000	634,000	Year End	1/4/2016
2015	104	FV	327,300	4900	4,950.	255,800	588,000	588,000	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2021	Mail Update	MM	Mary M
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	197	PATRIOT
4/7/2000	Inspected	263	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	267	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ____/____/____

Total AC/HA: 0.11364	Total SF/SM: 4950	Parcel LUC: 104	Two Family	Prime NB Desc	ARLINGTON		Total: 454,802	Spl Credit		Total: 454,800
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